

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the project allows the keeping of horses (up to 90) on a 145 acre site. Additionally, the construction of a 2,700 sf agricultural barn (pole barn) will involve the placement of poles in the ground that would have an insignificant impact. Therefore it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

Minor Use Permit

- B. The proposed project allows the keeping and training of horses (up to 90) which is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies including the agricultural and Williamson Act policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the keeping and training of horses on the 145 acres site and the construction of an agricultural (pole barn) does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the keeping and training of horses will not conflict with the surrounding lands and uses.
- F. The proposed project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Union Road, a collector road constructed to handle any additional traffic associated with this project.